



**To:** Honorable Chairperson Barbara Carey-Shuler, Ed.D. **Date:** July 27, 2004  
and Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager

A handwritten signature in black ink, appearing to read "G. Burgess", is placed over the printed name of the County Manager.

**Subject:** Cutler Ridge Area  
Incorporation

### **RECOMMENDATION**

Upon consideration of the findings of the Florida Conflict Resolution Consortium (FCRC), it is recommended that the proposed incorporation of Cutler Ridge be put to a vote of the registered electors in the area and that the election be held as part of the November, 2004, General Election. In order to set the election for the November 2004 General Election a public hearing is needed before the summer recess. This recommendation is in consideration of the months of deliberation by the Cutler Ridge Municipal Advisory Committee (CR MAC), the efforts of the Cutler Ridge and Goulds communities to reconcile their boundary disputes and to allow for greater public participation in the electoral process.

### **BACKGROUND**

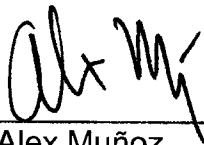
The CR MAC, after 16 months of public deliberation completed the MAC process and came to conceptual agreement with County staff on the terms under which this area could proceed with incorporation. On January 7, 2004 the proposal began progressing through the County Code required process by holding a public hearing before the Boundaries Commission, and subsequently the Planning Advisory Board on March 8, 2004. On January 20, 2004, Resolution #199-04 was adopted wherein the FCRC was requested to evaluate the possibility of a collaborative process to address boundary issues between the Cutler Ridge incorporation area, Goulds, and other incorporation efforts underway in South Dade.

The FCRC report, received by the County on May 17, 2004, recommended that the County convene a mediated negotiation to address boundary issues and incorporation efforts in South Dade County. This report was presented to the Budget and Finance Committee on May 20, 2004, which recommended that the incorporation proposal be forwarded to the Board of County Commission meeting on July 13, 2004, with a favorable recommendation, and contingent upon, the continued negotiations, facilitated by the FCRC between representatives of the Goulds and Cutler Ridge communities.

Upon finalizing a contractual relationship, the FCRC began the mediation process. As previously noted, the allotted time frame for completely resolving this matter is limited. It is our intent to advise the Board as to the status of the mediation process at the Board meeting. The FCRC has indicated that they require as much time as possible. As a result, this information may be presented with minimal time in advance of the Board meeting or at the meeting.

As with all incorporations that have occurred since Miami Lakes, County staff has established the conditions under which such an area can proceed with incorporation by negotiating a conceptual agreement with the Cutler Ridge Municipal Advisory Committee (Attachment 1). The terms and conditions include, but are not limited to, the following: This agreement requires the proposed municipality remain a part of the Miami-Dade Fire Rescue District, Miami-Dade Library System, the County's solid waste collection service area, and the payment for specialized police services in perpetuity. It also requires the prospective city to contract and pay for local patrol police services for an initial three-year period, agreement on the continuing obligations to County Bonds, a provision for the County's retention of regulatory control over Facilities of Countywide Significance, and the conveyance of local parks from the County to the prospective city. The proposed incorporation of Cutler Ridge is considered revenue neutral; this means the departure of this area will not have a significant adverse affect on the remaining Unincorporated Municipal Service Area. For this reason, an annual mitigation contribution to the County's Municipal Services Trust Fund will not be required.

Attachments

A handwritten signature in black ink, appearing to read 'Alex Muñoz', is written over a horizontal line.

Alex Muñoz  
Assistant County Manager



**To:** Honorable Chairperson and Members  
Budget and Finance Committee

**Date:**

May 20, 2004

**From:** George W. Burgess  
County Manager

**Subject:** Cutler Ridge Area Proposed  
Incorporation

### **BACKGROUND**

The Cutler Ridge Area Municipal Advisory Committee (MAC), a group of Cutler Ridge-area residents appointed by the Board of County Commissioners, was created under the sponsorship of Commissioner Sorenson to review the concerns raised by both members of the County Commission and County staff and the manner in which those concerns may be alleviated in the event that Cutler Ridge is incorporated as a municipality. The group met for sixteen months with the support of County staff, to complete its charge assessing the fiscal feasibility and desirability of incorporating the area into its own municipality.

As was the case with the incorporations of Miami Lakes, Palmetto Bay, Miami Gardens and Doral the proposed incorporation of the Cutler Ridge area is required by County Code to remain in the Miami-Dade Fire-Rescue District, the Miami-Dade Public Library System, the County's solid waste collection system and continue to receive and pay for specialized law enforcement services from the Miami-Dade Police Department (MDPD) in perpetuity and to contract with the County for local patrol police services for a minimum of three years. The Conceptual Agreement between the County and the Cutler Ridge MAC addresses these issues and establishes the terms under which the area may proceed with incorporation.

### **INCORPORATION REPORT**

The County Code, Section 20-23(b) and Section 20-30(b) contain a set of guidelines that the Boundaries Commission, the Planning Advisory Board, and the County Commission are to consider in developing their recommendations and actions on a incorporation proposal. These guidelines were developed with the intent of assuring both that the proposed new city is fiscally viable and that the potential negative impact of the creation of the new city on the remaining unincorporated municipal service area (UMSA) is minimized.

This report provides the information required by the Miami-Dade County Code.

### SUMMARY OF PETITION

The petitioners have stated that they wish to form a new municipality for the following reasons:

- to increase and improve the level of public safety;
- to improve local parks and recreation services;
- to improve public area maintenance;
- to improve other basic public services;
- to improve the process of development regulation; and
- to provide for enhanced public participation in local government.

### PROFILE OF THE AREA

The estimated 2000 population of the area is 30,155 persons. Table 1 reports selected demographic and economic characteristics of the area. Overall, compared to the County as a whole, the median household income and the per-capita income of the Cutler Ridge area are higher. The population in the Cutler Ridge area is predominantly white, non-Hispanic with considerably few black, non-Hispanic residents.

Table 1  
Social and Economic Characteristics  
Cutler Ridge Area and Miami-Dade County

	Cutler Ridge	Miami-Dade
<u>Population Characteristics,</u> <u>2000</u>		
	30,155	2,253,362
Percent White, Not Hispanic	45.8	20.7
Percent Black, Not Hispanic	12.1	19.0
Percent Other, Not Hispanic	4.6	3.0
Percent Hispanic Origin	37.5	57.3
<u>Income</u>		
Median		
Household Income	\$47,426	\$35,966
Per-capita Income	\$19,229	\$18,497
<u>Housing</u>		
Percent Owner Occupied	68.2	57.8
Percent Single Unit detached	70.0	42.7

Source: U.S. Census Bureau, Census 2000 Summary File 1 and  
Summary File 3. Miami-Dade County, Department of Planning  
and Zoning, 2003.

Table 2, provides additional demographic information.

**Table 2**  
**Cutler Ridge Area**  
**Population By Race and Hispanic Origin**  
**Miami-Dade County, 2000**

<b>Tract</b>	<b>Total Persons</b>	<b>White Not Hispanic</b>	<b>Black Not Hispanic</b>	<b>Other Not Hispanic</b>	<b>Hispanic Origin Any Race</b>
82.04 (p)	216	34	10	14	158
105.00 (p)	0	0	0	0	0
106.02 (p)	0	0	0	0	0
106.04	5,097	3,223	397	198	1,279
106.05	11,464	4,756	1,510	552	4,646
106.06	6,379	3,065	795	306	2,213
106.07 (p)	6,999	2,743	929	323	3,004
<b>Total:</b>	<b>30,155</b>	<b>13,821</b>	<b>3,641</b>	<b>1,393</b>	<b>11,300</b>
<b>Percent:</b>	<b>100%</b>	<b>46%</b>	<b>12%</b>	<b>5%</b>	<b>37%</b>

Source: U.S. Census Bureau, Census 2000 Summary File 1, Miami-Dade County, Department of Planning and Zoning, 2003 Note: (p) denotes partial Census Tract represented.

### DEVELOPMENT PROFILE OF THE AREA

Table 3 reports the 2000 land use profile of the area. Slightly over one-quarter of the proposed incorporation area is residential, with residential single-family being the predominant residential use. The proposed incorporation area contains a large shopping mall (Cutler Ridge Mall) and very little industrial land within its boundaries. In addition, over one-third of the proposed incorporation area consists of large vacant/undeveloped parcels located along the southern boundary and along Old Cutler Road.

Table 3  
2000 Land Uses

Land Use	Cutler Ridge Acres	Cutler Ridge Percentage	Miami-Dade County Acres	Miami-Dade County Percentage
Residential	1,996.7	27.5	99,385.4	6.4
Commercial	283.2	3.9	13,776.1	0.9
Industrial	8.8	0.1	17,200.2	1.1
Institutional	230.4	3.2	12,950.6	0.8
Parks/Recreation	609.3	8.4	787,907.6	50.9
Communication/Utilities	920.8	12.7	86,065.5	5.6
Agricultural	334.8	4.6	80,355.3	5.2
Undeveloped	2,530.8	34.8	135,421.9	8.7
Inland/Costal Waters	350.7	4.8	315,654.7	20.4
<b>Total:</b>	<b>7,265.5</b>	<b>100.0</b>	<b>1,548,717.3</b>	<b>100.0</b>

Source: Miami-Dade Department of Planning and Zoning, Research Section, Oct., 2003

### **GUIDELINES ANALYSIS**

The following analysis addresses the factors required for consideration by the Boundaries Commission, Planning Advisory Board and Board of County Commission pursuant to Chapter 20 of the County Code.

1. **The suitability of the proposed boundaries to provide for a municipal community that is both cohesive and inclusive. Specifically, the area should:**
  - a) **Not divide a Census Designated Place, to the extent feasible.**

Census designated places (CDPs) are areas that are identified locally and recognized by the Census Bureau for the purpose of reporting data. They include all existing cities and certain unincorporated areas that are defined, in cooperation with local agencies, as recognizable and relatively cohesive communities.

The proposed incorporation of Cutler Ridge is located entirely within the Lakes by the Bay CDP. The proposed incorporation is located almost entirely within

the CDP boundaries, with a small portion remaining outside that is currently included within the study area of the Goulds MAC.

- b) Include adjacent areas of ethnic minority and lower income residents in which a majority of those residents have so petitioned.**

No adjacent unincorporated areas have a majority of ethnic minority or lower income residents that have petitioned to be in the incorporation area. Members of the Goulds Steering Committee and Goulds MAC contend that the proposed incorporation area divides the historic boundaries of the Goulds Community. The Cutler Ridge MAC boundaries were established according to Ordinance 02-130. Prior to the establishment of the Cutler Ridge MAC the Cutler Ridge Steering Committee discussed with the Goulds Steering Committee the inclusion of the Goulds Community into the proposed incorporation study boundaries of Cutler Ridge. Since that time the Goulds Steering Committee successfully pursued the creation of their own MAC that was established in May of 2003.

- c) Have contiguity and not create any unincorporated enclave area(s). An unincorporated enclave area is defined as an area that would be 1) surrounded on more than (80) percent of its boundary by one (1) or more municipalities and of a size that could not be serviced efficiently or effectively.**

The area is contiguous but does create a small enclave. This small enclave is completely inside the Urban Development Boundary (UDB) and it encompasses an area of approximately 20 acres. This enclave is comprised primarily of a portion of the right-of-way of the Homestead Extension of the Florida Turnpike (HEFT) and a parcel owned by Miami-Dade County. The proposed boundaries of Cutler Ridge count towards 86 percent of the enclave's boundaries. The proposed boundaries of the Goulds Municipal Advisory Committee, a separate incorporation effort, provide for inclusion of this enclave within its boundaries.

- d) Have natural or built barriers as boundaries, to the extent feasible.**

The proposed incorporation area is bounded on the north by SW 184 Street; on the east by Biscayne National Park; on the south by the SW 211 Street, Black Creek Canal, SW 209 Lane, SW 216 Street, and SW 232 Street; and on the west by the South Dade Busway, the HEFT, Anchor Road, and SW 102 Avenue. The above referenced boundaries are logical and consist of existing or platted features.

- 2. Is there evidence of support of area residents and property owners sufficient to warrant the costs of balloting of electors?**

As required by the resolution establishing the CRMAC, two public hearings were held on October 2002 and July 2003, to discuss the proposed incorporation of Cutler Ridge. The Cutler Ridge MAC members took the citizen

attendance and comments at the public hearings and regularly scheduled MAC meetings under advisement in making their recommendation.

- 3. What are the existing and projected property tax costs for municipal-level services to the average homeowner in the area as currently unincorporated and as incorporated as a comparable Miami-Dade County city with a similar per-capita property tax base?**

The proposed incorporation area of the Cutler Ridge has a per capita taxable value of approximately \$33,000. While the governing body of the proposed Cities in Miami-Dade County with similar per capita taxable values to the proposed incorporation area are found below with their corresponding millage rates:

<u>CITY</u>	<u>PER CAPITA TAXABLE VALUE</u>	<u>MILLAGE RATE</u>
Opa-Locka	\$32,000	9.8
Homestead	\$27,000	8.5
Florida City	\$31,000	8.9
UMSA	\$50,000	2.447

The per capita taxable value for the proposed incorporation area at \$33,000 is lower than that for the Unincorporated Municipal Service Area (UMSA), at approximately \$50,000. The millage rate for UMSA is 2.447, substantially lower than the millage rates for comparable municipalities.

- 4. Are there any suitable alternatives to incorporation, including incorporation to an existing municipality?**

The proposed Cutler Ridge incorporation area's northern boundary is in common with that of the Village of Palmetto Bay. The proposed incorporation area could be annexed by Palmetto Bay however the Village has not expressed formal interest in doing so.

- 5. Is the area totally contained in the Urban Development Boundary depicted on the future land use map of the Dade County Comprehensive Development Master Plan?**

The proposed incorporation area is entirely inside the Urban Development Boundary (UDB) of the County's Comprehensive Development Master Plan (CDMP). The County's Land Use Policy 2B states that "priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) Map."

- 6. Consistency with the Land Use Plan of the County's Comprehensive Development Master Plan.**

The future land use designations within the proposed incorporation area are "Business and Office," "Office/Residential," "Estate Density



Residential," "Low Density Residential," "Low-Medium Density Residential," "Institutional," "Environmentally Protected Parks," "Environmental Protection," "Parks and Recreation," and "Open Land." A brief description of these CDMP land uses follows:

The "Business and Office" land use designation accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments. Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office designated areas provided that the scale and the intensity, including height and floor area ratio of residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning.

The "Office/Residential" land use designation allows both professional and clerical offices, hotels, motels, and residential uses. Office development may range from small-scale professional office to large-scale office parks.

The "Estate Density Residential" land use designation allows residential uses at a density range of 1 to 2.5 dwelling units per gross acre. The "Low Density Residential" land use designation allows residential uses at a density range of 2.5 to 6.0 dwelling units per gross acre. The "Low-Medium Density Residential" land use designation allows residential uses at a density of up to 13 dwelling units per gross acre.

The "Institutional" land use designation allows institutional uses and utilities of metropolitan significance. Such uses as major hospitals, medical complexes, colleges, universities, regional water supply, wastewater and solid waste utility facilities are allowed under this classification.

The "Environmental Protection" land use designation applies to those areas in the County most environmentally significant, most susceptible to environmental degradation and where such degradation would adversely affect the supply of potable fresh water or environmental systems of County, regional, State or national importance. The area within the proposed incorporation boundaries under this land use designation is located east of SW 87<sup>th</sup> Avenue and east of the residential area known as Saga Bay.

The "Environmentally Protected Parks" land use designation includes both private and public environmentally sensitive lands located in parks. These lands demand valuable environmental management practices. The area within the proposed incorporation boundaries under this land use designation is located along Biscayne Bay and just east of the area

designated Environmental Protection. The federal government owns most of these lands and it has officially designated them as part of the Biscayne National Park.

The "Parks and Recreation" land use designation includes both private and public lands in park or recreation use.

The "Open Land" land use designation includes land not needed for urban uses between now and the year 2005 and that has been set aside for other uses.

**7. Is the proposed municipality compatible with existing planned land uses and zoning of the areas surrounding the proposed municipality?**

The current land uses in the proposed incorporation area are residential single- and multi-family, agriculture, commercial, office, industrial, communications, institutional, parks, and vacant; with single-family residential being one of the two predominant existing uses. Vacant land, the other predominant use, is found on the south side of the proposed incorporation area and vacant protected land is found on the easterly portion. The existing underlying zoning would permit compatible development. Planned land uses and zoning within the proposed incorporation area are compatible with the planned land uses and zoning of the area that surrounds it.

**8. What is the impact of the proposal on the revenue base of the unincorporated area and on the ability of the County to effectively and efficiently provide services to adjacent remaining unincorporated areas?**

County staff conducted a financial analysis to determine the impact incorporation of this area will have on the UMSA budget. As part of this analysis, staff calculated revenues derived from and expenses incurred in the proposed incorporation area. It is estimated that the incorporation of the Cutler Ridge area will result in the loss of approximately \$8.0 million in UMSA revenues and a reduction of approximately \$8.4 million in UMSA expenses, for a net gain to the County of approximately \$331 thousand. This means the proposed incorporation of Cutler Ridge will not have a negative impact on the remaining unincorporated area and therefore is considered revenue neutral.

The figures listed below in the *Cutler Ridge MAC Estimated Revenues and Expense Impact to the UMSA* are currently calculated using ratios based on the fiscal year 2002 – 2003 budget for each support function to the total direct services budget, which included Police, Public Works and Parks.

The assumptions do not include; gas tax funded projects, canal maintenance revenues or expenses, proprietary activities such as building, zoning, and solid waste; and fire and library districts. The revenues and expenditures are based on allocations not on actuals.

Based on FY 02-03 Budget	Assumptions	Cutler Ridge
2002 Taxable Property Rolls		\$1,020,814,263
2000 Census Population		30,155
2001-02 UMSA Millage		2.447
Police Calls for Service for 2002		28,656
Cost per Police Call		\$200
Cost per Lane Mile		\$1,380
Number of Lane Miles		157.37
<b>Per Capita Taxable Value</b>		<b>\$33,852</b>
<b>Gross Revenue Loss to UMSA</b>		
Property Tax Revenue	Based on Tax Roll & Millage	\$2,373,000
Franchise Fees	Allocated based on tax roll/population	\$654,000
Sales Tax	Based on \$58 per person	\$1,749,000
Utility Taxes	Allocated based on tax roll/population	\$1,669,000
Communications Tax	Allocated based on tax roll/population	\$1,209,000
Alcoholic Beverage License	Based on \$0.21 per person	\$6,000
Occupational License	Based on \$3.17 per person	\$96,000
Fines and Forfeitures	Based on \$6.57 per person	\$198,000
Interest	Based on .53% of all revenues	\$42,000
Miscellaneous Revenues	Based on \$0.80 per person	\$24,000
<b>Gross Revenue to UMSA</b>		<b>\$8,020,000</b>
<b>Cost of Providing UMSA Services</b>		
Police Department	Based on police calls	
	Local Patrol	\$4,189,507
	Specialized & Other	\$1,541,693
Parks and Recreation Department	Based on cost of parks	\$525,503
Public Works		
Lane Road Miles	Lane miles times cost per lane mile	\$217,171
Planning, Team Metro and others	Direct cost times 10.1%	\$653,861
	Planning 0.3%	
	Team Metro 2.5%	
	Other 6.5%	
QNIP (Debt and pay-as you-go)	Direct cost times 13.3%	\$861,025
Policy Formulation/Internal Support	Direct cost times 5.6%	\$362,537
<b>Cost of Providing UMSA Services</b>		<b>\$8,351,297</b>
<b>Gross Gain to County</b>	<b>Revenues minus Expenditures</b>	<b>\$331,297</b>
Assumptions:		
1. Does not include gas tax funded projects		
2. Does not include canal maintenance revenues or expenses		
3. Does not include proprietary activities: Building, Zoning, Solid Waste		
4. Does not include Fire and Library Districts		
5. Revenues are based on allocations not actuals		

## 9. CURRENT SERVICE LEVEL INFORMATION

### Background:

The Cutler Ridge proposed incorporation area encompasses an approximately 11.4 square miles. The population estimate, based on 2000 census figures, is 30,155.

### Police Services

**Calls for Service:** The Cutler Ridge District is comprised of 671 grids. The proposed incorporation area is made up of 41 Cutler Ridge District Grids. The figures below represent calls for service for the Cutler Ridge District, versus the proposed incorporation area of the Cutler Ridge.

#### Cutler Ridge Proposed Incorporation

2000	2001	2002
31,996	31,361	34,527

#### Cutler Ridge District

2000	2001	2002
139,588	136,620	144,545

Based on the aforementioned figures for calendar years 2000, 2001, and 2002, the proposed Cutler Ridge incorporation area represents 22.92, 22.95, and 23.87 percent, respectively, of the service demands for the Cutler Ridge District.

**Base Staffing:** The proposed area of incorporation represents approximately 23.2 percent of the total calls for service for the district. Based on this percentage alone, minimum staffing requirements for the area would be **26 officers**. This staffing level does not account for supervisory or investigative concerns. The following represents minimum staffing levels needed to service to the area, providing for viable response times, supervisory, officer safety, and relief concerns:

#### Base Staffing Level

Captain	1
Lieutenants	2
Sergeants	5
Officers	26
Detectives	3
<b>Total Sworn</b>	<b>37</b>
Public Service Aid (PSA)	1
Police Crime Analyst (PCA)	1
Police Records Specialist (PRS)	1
Secretary	1
DES	2
<b>Total Non-Sworn</b>	<b>6</b>
<b>TOTAL STAFF</b>	<b>43</b>

## SHIFT CONFIGURATION

### City Commander (Captain)

Lieutenant (2)

Secretary (1)

<u>Days GIU/Admin</u>	<u>Platoon I</u> Midnights	<u>Platoon II</u> Days	<u>Platoon III</u> Afternoon	<u>Relief</u>
Sergeant (1) GIU Detectives (3) Officer (1)	Sergeant (1) Officer (8)	Sergeant (1) Officer (8) PRS (1)	Sergeant (1) Officer (9) PSA (1)	Sergeant (1)
<u>CAU</u> PCAS (1) DES (2)				

This shift configuration calls for officers on each shift to have different days off to allow for relief coverage. There would not actually be eight officers on any given day providing road patrol coverage.

The aforementioned minimum staffing configurations do not reflect equipment or specialized service concerns. They represent base staffing for the area based on size (square miles), population density, and calls for service.

Final staffing levels will be determined by contract after negotiations with elected officials. However, personnel levels shall not be set below the base staffing levels.

### Fire-Rescue Services

Incorporation will have no impact on the remainder of the Fire Rescue District since the proposed municipality will remain in the Fire District. The Cutler Ridge MAC has addressed this issue in its conceptual agreement with the County.

### Community and Economic Development

The incorporation of the Cutler Ridge Area would have a minimal impact on the County's CDBG entitlement. Based upon an initial review of the proposed are of incorporation, there are no low and moderate income eligible block groups. We would need a more detailed analysis from Planning and Zoning to determine the exact low mod population in the proposed area

### Consumer Services Department

TV companies are required to acquire a license to operate in Miami-Dade County. The proposed incorporation will not have an impact on the department's ability to license and enforce cable TV regulations.

Telecommunications service providers are required to register with the County only if they have facilities located within the unincorporated area. The purpose of the registration process is to determine users of the County's right-of-way. The new municipality will be responsible for managing its public thoroughfares and therefore companies that have facilities only within the proposed Cutler Ridge incorporation area will no longer be required to register with the County.

**Department of Environmental Resource Management (DERM)**

1. Services provided by DERM on the subject areas include, but are not limited to:

**Review and approval or disapproval of development orders.**

This includes the following:

- Building Permits
- Zoning Actions
- Platting Actions (Land Subdivision)
- Building Occupancies (Residential and Nonresidential)
- Municipal Occupational Licenses

The department reviews applications for consistency with the requirements of Chapter 24. The review includes but is not limited to the following:

- Protection of public potable water supply wellfields
- Potable water supply
- Liquid waste disposal
- Stormwater management and disposal
- Tree resources preservation and protection
- Wetland preservation and protection
- Coastal resources preservation and protection
- Air quality requirements
- Flood protection

**Operating Permits**

Section 24-35 of the Code Authorizes DERM to require permits for any facility that could be a source of pollution. This includes a wide variety of nonresidential activities or facilities and some ancillary operations to residential land uses.

**Pollution Prevention and Educational Programs**

The DERM Office of Sustainable Environment and Education is responsible for promoting and coordinating pollution prevention programs, waste minimization programs, urban CO2 reduction, and environmental education in general.

Enforcement Activities

These include regular inspections of permitted facilities as well as of any potential source of pollution, responses to complaints and general enforcement operations.

2. Inasmuch as DERM's regulatory activities are enforceable under County Code in both incorporated and unincorporated area, the Department currently provides the above services to the subject area. Accordingly, incorporation of the parcels in question will not affect our Department's ability to provide adequate levels of service.
3. The ability of DERM to provide adequate services to the areas being incorporated will not be impaired in any manner by this action nor to the areas adjacent to the parcels being incorporated.

The following information is being submitted as relates to Code requirements enforced by DERM. Additionally, we are submitting information concerning wellfields in the area, as well as, Water and Sewer; Tree Preservation; Wetlands; and Stormwater information.

Wellfield Protection:

A portion of the proposed incorporation area is located within the average and the maximum day pumpage wellfield protection areas of the Alexander Orr, Snapper Creek and Southwest Wellfield Complex. Accordingly, approval of land uses within the wellfield protection area shall be in accordance with the regulations established in Section 24-12.1 of the Code.

These regulations include, but are not limited to restriction on certain land uses; use of septic tanks as a means for the disposal of liquid waste; prohibition of hazardous materials or waste; regulation of excavations and several other. DERM review and approval is required prior to any approval on these areas.

Water Treatment Plant Capacity

The proposed incorporation area is served by WASD's Alexander Orr Water Treatment Plant, which presently has no restrictions on capacity.

Wastewater Treatment Plant Capacity

The proposed incorporation area is served by WASD's Interconnected wastewater facilities system. Which presently has no restrictions on capacity.

Drainage Permitting:

DERM has delegated authority from the South Florida Water Management District (SFWMD) for issuance of surface water management general permits under Chapter 40E-40, Florida Administrative Code (FAC). Jurisdiction to require a general permit is countywide, and is dependent upon the size of the development. DERM has also countywide permitting authority for the construction of overflow

outfall to a body of water. Although some smaller projects may be exempted from drainage permits from DERM, it is still required for DERM to perform an environmental and water quality review for all new drainage system. Usually a tracking system is created by the Municipality to require DERM comments before issuing a construction permit.

#### Canal Issues

It is the responsibility of the city to prohibit any construction within the canal reservations, canal easements or canal right-of-ways without the necessary prior approval from DERM.

Furthermore, all secondary canals within the service area of the city will require a canal maintenance agreement between the City and the County. This allows the County's Public Works Department (PWD) to continue its maintenance activities in those canals, and maintain a standard level of service for the city's residents.

#### Forest Resources Comments

Section 24-60 of the Code requires the preservation of tree resources. Consequently, the preservation of any existing tree resources will be required in accordance with Code requirements.

#### Solid Waste Collection (DSWM)

Section 1.01A(9) of the Miami-Dade County Home Rule Charter provides the County with the authority to provide and regulate waste collection services in the entire county. Additionally, Ordinance 96-30 provides that the DSWM shall continue to collect any residential solid waste from any part of the unincorporated municipal area that becomes a municipality. Any residential account currently being serviced by a private provider will continue to receive services from the private provider as long as the private waste service contract remains valid or the property does not change ownership.

The litter program funded by the UMSA budget will not be provided by the department unless an interlocal agreement is reached with the municipality.

#### Building Department

The Building Department operates from the fees collected by permits, inspections and fines related to the construction and renovation of property. Based on the assumption that the new municipality will not contract with the department for plans review and inspections, and assuming the workload regarding other unincorporated areas does not change, the incorporation of this area will not have an adverse effect on the department's service levels. The Building Department indicates, in fact the level of service provided to the remaining unincorporated area would increase because staff engaged in work in the Cutler Ridge area would be redirected to work from other unincorporated areas.



**Team Metro**

The code enforcement responsibilities of Team Metro will be transferred to the new municipality. Team Metro would be interested in discussing subcontracted code enforcement services within its area of expertise to the new municipality.

**Parks and Recreation**

There are nine local parks within the proposed incorporation boundaries, these include:

- Bel Aire Park
- Cutler Ridge Park
- Cutler Ridge Pool
- Franjo Park
- Lincoln City Park #1
- Lincoln City Park #2
- Saga Bay Park
- Saga Lake Park
- Whispering Pines Park

These parks will be transferred to the new municipality contingent upon UMSA residents being able to use the park without being required to pay fees for services above those charged to municipal residents. The fiscal year 2003 – 04 net budgeted cost of operating these parks is \$615,800 per year.

There are five countywide parks and areas within the proposed incorporation boundaries, these parks include:

- Black Creek Linear Park
- Lakes by the Bay Park
- Ned Glenn Nature Preserve
- Old Cutler Bike Path
- Whispering Pines Hammock Preserve

These parks will continue to be managed, operated and funded by the County.

**10. Potential Revenue Sources and Facilities to be made available to the proposed municipality upon incorporation.**

All the eligible municipal revenues will be available to the Cutler Ridge Incorporation Area. It is also anticipated that police services will be made available from the Cutler Ridge District Station. The parks to be conveyed by Miami-Dade County in as-is condition to the proposed municipality of Cutler Ridge are: Bel Aire Park, Cutler Ridge Park, Cutler Ridge Pool, Franjo Park, Lincoln City Park #1, Lincoln City Park #2, Saga Bay Park, Saga Lake Park, and Whispering Pines Park. These parks will be transferred to the newly incorporated city contingent upon UMSA residents being able to continue to use the park without being required to pay fees for services above those charged to municipal residents.

11. **Financial impacts of the incorporation on the remaining unincorporated areas of Miami-Dade County. Does the proposed incorporation fall between \$20,000 and \$48,000 per capita taxable value?**

The Cutler Ridge Incorporation Area per capita taxable value does fall between \$20,000 and \$48,000 at \$33,000. It is anticipated that there will be no impact to the remaining UMSA should the Cutler Ridge Area incorporate.

12. **Any other factor that arises by virtue of any special or unique circumstances of a given area.**

The existence of several facilities of countywide significance within the boundaries of the proposed incorporation area is a factor that arises as a unique set of circumstances. Facilities of countywide significance are those that are necessary for the coordinated current and future use of lands and development and service delivery throughout the County. The services provided by these resources are needed by the greater community. Therefore jurisdiction over these facilities will be retained by Miami-Dade County. In the proposed incorporation area there are four facilities of countywide significance.

DEPARTMENT/FACILITY	LOCATION
MIAMI-DADE POLICE DEPARTMENT	
Cutler Ridge Station	10800 SW 211 Street
MIAMI-DADE FIRE DEPARTMENT	
Lakes by the Bay	21501 SW 87 Avenue
Cutler Ridge	10850 SW 211 Street
WATER AND SEWER DEPARTMENT	
Water and Sewer Pump Station	10350 Puerto Rico Drive

13. **Will the area, if currently qualified, continue to be eligible for any benefits derived from inclusion in federal or state enterprise zones, or targeted area assistance provided by federal, state and local government agencies?**

It is not anticipated that the incorporation will change the eligibility of the Cutler Ridge to avail itself of existing federally funded programs, however, the new municipality will be responsible for pursuing such funding independent of the County.

14. **Will creation of a new municipality impact public safety response times?**

The new municipality will be contracting with MDPD for patrol services for a minimum of three years with a one year transition. Since the personnel assigned to the Cutler Ridge Area will be working within the municipal boundaries exclusively, absent a need for mutual aid, response times in the area should be consistent with what they currently are. In general, incorporation of the area is not anticipated to have a significant effect on the County's ability to provide services to the adjacent remaining unincorporated areas.

The new municipality will also remain in the Fire District.

- 15. Will creation of a new municipality introduce barriers to municipal traffic circulation due to existing security taxing districts, walled communities, and/or private roads?**

It is not anticipated that incorporation of the Cutler Ridge area will introduce any new barriers to municipal traffic flow.

- 16. If the area has been identified by the federal government as a flood zone or by emergency planners as an evacuation zone, has the proposed municipality indicated its preparedness to address any extraordinary means that may arise?**

Planning to address extraordinary circumstances will be the municipal government's responsibility in conjunction with the County's Office of Emergency Management.

- 17. Will municipal government offices and commercial centers be connected by public transportation?**

The location of government offices will be determined by the elected municipal officials. However, currently there are eight existing transit routes in the area and all routes except the Saga Bay MAX, service the Cutler Ridge Mall Bus Terminal located on the west side of the proposed incorporation area.

- 18. If the area has been identified by the federal government as a flood zone or by emergency planners as an evacuation zone, has the proposed municipality indicated its preparedness to address any extraordinary means that may arise?**

Approximately 70 percent of the proposed incorporation area is located within the federally designated, 100-year floodplain. This area will flood under sustained rains and property owners within it are required to obtain flood insurance. The proposed incorporation area is located in a County designated hurricane evacuation area with the easterly portion of the area located within the designated Hurricane Vulnerability Zone (HVZ). No specific emergency preparedness plans for the proposed municipality have been submitted to the County at the time of this report.

- 19. To the degree possible, would the proposed incorporation/incorporation area be contained in one or more school district boundaries governing admission to elementary, middle and high school as the adjoining municipality?**

Yes, the area is contained within the same school district boundaries as the adjoining area. The schools are Bel-Aire Elementary, Cutler Ridge Elementary,

Gulfstream Elementary, Perrine Elementary, Pine Villa Elementary, Dr. Edward Whigham Elementary, Whispering Pines Elementary, Centennial Middle, Cutler Ridge Middle and Miami Southridge Senior High Schools.

**PLANNING ADVISORY BOARD**

On March 08, 2004, the Planning Advisory Board held a public hearing on the proposed incorporation of the Cutler Ridge area. Upon the conclusion of the public hearing and after much discussion on the proposed incorporation boundaries, the boundaries of the Goulds Community, and six failed resolutions, the Planning Advisory Board voted to forward the Cutler Ridge incorporation proposal to the Board of County Commissioners with no recommendation. With seven members present the resolution passed four to three.

It should be noted that quorum was not achieved to allow the commencement of the public hearing until more than two hours after it was scheduled to begin. The auditorium at Cutler Ridge Middle School was at capacity at 6:00PM but by 8:30PM more than half of the residents had left.

**BOUNDARIES COMMISSION**

On January 7, 2004 the Boundaries Commission held a public hearing on the proposed incorporation of the Cutler Ridge area. Upon the conclusion of the public hearing and after much discussion on the proposed incorporation boundaries and the boundaries of the Goulds Community the Commission recommended, with seven members present, to move the item forward. The resolution passed six to one.

It is worth noting that on March 16, 2004 a Resolution authorizing the preparation of a finding of necessity study for a new community redevelopment area (CRA) is scheduled to appear before the Board of County Commissioners. The study area boundaries for this CRA include a portion of the proposed incorporation area of Cutler Ridge namely the Cutler Ridge Mall now renamed the Southland Mall. The creation of a CRA in this area could be a factor for a newly incorporated area and is of concern to incorporation proponents because of the use of tax increment financing, a mechanism that captures any incremental tax increases for improvements within the CRA boundaries. In the case of the study area for the CRA this would permit the capture of revenue increases generated by the Mall for utilization in areas outside the proposed incorporation area boundaries of Cutler Ridge.

cc. Jennifer Glazer-Moon



**RESOLUTION APPROVING THE  
CUTLER RIDGE AREA  
MUNICIPAL ADVISORY COMMITTEE REPORT**

WHEREAS, the Cutler Ridge Area Municipal Advisory Committee (the Committee) was established on May 21, 2002, by the Board of County Commissioners pursuant to Resolution No. 546-02, and extended by Ordinance No. 110-03.

WHEREAS, the Committee was charged with addressing the incorporation concerns of both the members of the Board of County Commissioners and County staff, and

WHEREAS, the Committee has met with County staff and negotiated mutually agreeable condition for the incorporation of the Cutler Ridge Area, and

WHEREAS, the Committee has conducted two duly advertised public hearings on October 23, 2002, and July 23, 2003, to discuss with the Cutler Ridge area residents the proposed conditions to incorporate the Cutler Ridge area, and

NOW, THEREFORE BE IT RESOLVED BY THE MEMBERS OF THE CUTLER RIDGE AREA MUNICIPAL ADVISORY COMMITTEE THAT:

Section 1. The Committee adopts by this resolution the terms and conditions outlined in the *Cutler Ridge Area Municipal Advisory Committee Report*, a copy of which is attached and incorporated herein by reference.

Section 2. The Cutler Ridge Area Municipal Advisory Committee requests that the Board of County Commissioners approve a resolution calling for an election in the Cutler Ridge area based on the terms proposed in the attached report.

Section 3. The Committee wants to express its appreciation to County staff for the time and efforts during these negotiations.

The foregoing resolution was offered by Ed MacDougall, who moved its adoption. The motion was seconded by Alfonsina Sergio and upon being put to a vote, the vote was as follows:

Rosa Alvarez

Marlayne Behenna

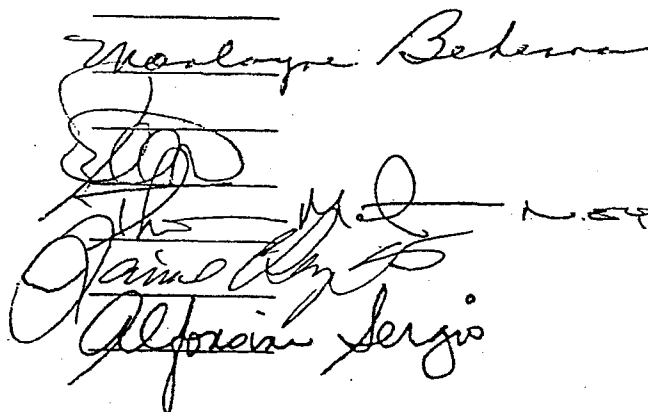
Paul Czekanski

~~Ed MacDougall~~

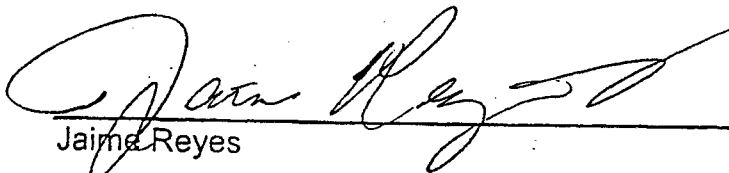
Tomas Martin

Jaime Reyes

Alfonsina Sergio



The Chairperson thereupon declared the resolution duly passed and adopted this 22<sup>nd</sup> day of October 2003.



Jaime Reyes

Chairperson

Cutler Ridge Area Municipal Advisory Committee

**CUTLER RIDGE  
MUNICIPAL ADVISORY COMMITTEE  
REPORT**

The following offers a conceptual incorporation agreement for the proposed municipal government of Cutler Ridge that addresses area residents' desire for local government and ensures that the remainder of the unincorporated area is not unduly harmed by this action. While many items remain to be worked out in terms of specific implementation measures, this conceptual agreement outlines a framework under which Cutler Ridge can proceed with its incorporation process.

**Background**

The Cutler Ridge Area Municipal Advisory Committee, a group of Cutler Ridge-area residents appointed by the Board of County Commissioners, was created under the sponsorship of Commissioner Sorenson to review the concerns raised by both members of the County Commission and County staff and the manner in which those concerns may be alleviated in the event that Cutler Ridge is incorporated as a municipality. The group met for 16 months with local officials, private government consultants and County staff from various departments.

The following is a conceptual agreement proposed by the Cutler Ridge Area Municipal Advisory Committee.

**CONCEPTUAL AGREEMENT**

Whereas, the boundaries of the proposed municipality of Cutler Ridge (hereafter referred to as "proposed municipality ") are as follows:

A portion of Miami-Dade County, Florida generally bounded on the North by S.W. 184th Street (the South boundary of the Village of Palmetto Bay), bounded on the South by S.W. 232 Street, bounded on the East by Biscayne National Park and bounded on the West by the South Miami-Dade Transit Corridor (Bus Way), said portion being more particularly described in Appendix A.

Whereas, the Cutler Ridge Area Municipal Advisory Committee acknowledges that certain municipal-type services are essential to the health and welfare of its community and the County as a whole,

Whereas, the members of the Committee acknowledge that the proposed municipality will benefit in many ways from the continued unincorporated municipal service area programs, services and activities, and other County administrative and support systems as detailed below,



Whereas, the Cutler Ridge area has certain unmet needs that can be addressed by the incorporation of the area into a new municipality,

Whereas, the incorporation of the proposed municipality of Cutler Ridge, recognized as "Revenue Neutral", will not generate a net loss of revenue to the remaining unincorporated area, therefore requires no contribution to the Municipal Service Trust Fund (MSTF).

Now, therefore, the members of the Committee agree to the following:

### **Section 1. – County Services**

Pursuant to the Code for Miami-Dade County, Chapter 20, Section 20-26, and Chapter 15, Section 15-21.1, the proposed municipality of Cutler Ridge will remain a part of the Miami-Dade Fire Rescue District, the Miami-Dade Library System, and the Miami-Dade Solid Waste Collection system in perpetuity.

The proposed municipality may contract by inter-local agreement with the Department of Solid Waste Management for additional services and, if so desired, the local government may negotiate additional collection schedules and frequency for the proposed municipality. The private trash collection currently in place in the residential and commercial areas of Cutler Ridge will continue. The County's Solid Waste Department will provide services to all new residential customers and continue serving existing customers.

The proposed municipal government of Cutler Ridge will also contract by inter-local agreement with the Miami-Dade Police Department for an initial three-year period for a specific level of patrol staffing. Payment amounts and other pertinent items relating to the provision of local patrol services shall be set forth in a contract (inter-local Agreement) between Cutler Ridge and Miami-Dade County. Such contract shall also provide that "the initial three-year period" shall commence upon the execution of the Local Patrol Contract by all parties. At the end of the three (3) year period, Cutler Ridge may elect not to renew the Local Patrol Contract at which point a transition period of no less than twelve (12) months will begin.

The proposed municipality of Cutler Ridge shall pay from its municipal funds, for specialized law enforcement services to be exclusively provided by the Miami-Dade Police Department in perpetuity. Payment amounts and other pertinent terms relating to the provision of specialized police services shall be set forth in a contract between Cutler Ridge and Miami-Dade County. These specialized police services include, but are not limited to, tactical central investigations, such as narcotics, criminal intelligence, economic crimes, homicide, robbery, sexual crimes, domestic violence, crime scene investigations and property and evidence. Specialized law enforcement services do not include police activities of a countywide nature such as warrants, crime lab, public

corruption unit, communications, jail, court services, and all Sheriff's services as defined by state law. For as long as Miami-Dade County continues to fund specialized police services from the countywide budget, taxpayers in Cutler Ridge shall receive a credit equivalent to any payment made through the countywide millage.

The Cutler Ridge MAC members understand and agree that the County conveys local parks within the boundaries of the proposed municipality in as-is condition. The parks to be conveyed by Miami-Dade County in as-is condition to the proposed municipality of Cutler Ridge are: Bel Aire Park, Cutler Ridge Park, Cutler Ridge Pool, Franjo Park, Lincoln City Park #1, Lincoln City Park #2, Saga Bay Park, Saga Lake Park, and Whispering Pines Park. Additional terms and conditions regarding the proposed municipality's responsibilities to operate, develop and maintain the conveyed parks will be set forth in an inter-local agreement between Miami-Dade County and the proposed municipality of Cutler Ridge at the time the parks are transferred to the new municipality.

The proposed municipality of Cutler Ridge will receive all municipal revenues to which is entitled, such as, utility taxes. Additionally, the municipality will receive those revenues (excluding countywide revenues) that the County by right may otherwise retain, such as franchise fees. The municipality will continue to receive all services that are provided to cities under the countywide budget.

The proposed municipality of Cutler Ridge will be granted all rights, powers and privileges afforded to all municipalities and provided under general laws of the State of Florida subject only to the restrictions placed upon it by this agreement which will be indicated under a separate charter section entitled "Special Conditions".

## **Section 2. - Continuing Obligation as to County Bonds**

The County issued Public Service Tax Revenue Bonds, Series 1996, Series 1999 and Series 2002 prior to the City's incorporation, which are currently outstanding in the respective principal amounts of \$18,445,000, \$71,295,000 and \$55,275,000 (collectively the "PST Bonds"). The PST Bonds are payable from Public Service Taxes (defined below) collected in the unincorporated area and in the municipalities incorporated within the County since July 2, 1996. The County receives Public Service Taxes pursuant to Section 166.231, Florida Statutes, and as of October 1, 2001, from a communications service tax assessed pursuant to Chapter 202, Florida Statutes and Section 29 of the County Code (collectively, "Public Service Taxes"). Within 30 days of the adoption of the municipal charter, the new city agrees to enact an ordinance, pursuant to Section 166.231, Florida Statutes, authorizing the levy of the public service tax at a rate no less the rate established by the County for electrical water and gas services prior to the incorporation of the city. The new city further agrees immediately following its

incorporation to enact an ordinance, pursuant to Section 202.19, Florida Statutes, authorizing the levy of the communication services tax at a rate no less than the rate established by the County for communications services prior to the incorporation of the City.

The proposed city agrees that, until the PST Bonds have been paid or provision made for their payment pursuant to Article X of Ordinance No. 96-108, enacted by the Board on the July 2, 1996 authorizing the issuance of the PST Bonds, the County shall have the right to receive and apply to debt service on the PST Bonds all of the Public Service Taxes collected in the unincorporated area and within the boundaries of the proposed city. The proposed city's debt service obligation as to the PST Bonds in each fiscal year or portion thereof following incorporation shall be its pro rata share of such debt service obligation. The proposed city's pro rata share of the debt service obligation accruing on the PST Bonds during each fiscal year while the PST Bonds are outstanding will be equal to that percentage of the total debt service accruing on the PST Bonds in such fiscal year calculated by multiplying such total debt service by a fraction the numerator of which will be the total amount of Public Service Taxes collected within the boundaries of the unincorporated area comprising the boundaries of the proposed city during the fiscal year prior to the incorporation of the proposed city and the denominator of which will be the total amount of Public Service Taxes collected in the entire unincorporated area of the County and the municipalities incorporated within the County since July 2, 1996 during the fiscal year prior to the incorporation of the proposed city.

Following the County's reservation of the proposed city's pro rata share of PST Bonds debt service to accrue during any fiscal year, the balance of the Public Service Taxes collected within the boundaries of the proposed city shall be remitted to the proposed city.

The County has issued Stormwater Utility Revenue Bond Series 1999 (the "Stormwater Bonds") of which \$38,805,000 remains outstanding, payable from the stormwater utility fees collected in the unincorporated area and within the exempted cities (defined below). The County assesses and collects the stormwater utility fee pursuant to Sections 24-61 through 24-61.5 of the County Code, and Section 403.0893, Florida Statutes (the "Stormwater Utility Fees").

The proposed city agrees that until the Stormwater Bonds have been paid or provision made for their payment pursuant to Article IX or Ordinance No. 98-187, enacted by the Board on December 15, 1998 authorizing the issuance of the Stormwater Bonds, the County shall have the right to receive and apply to debt service on the Stormwater Bonds all of the Stormwater Utility Fees collected in the unincorporated area, within the boundaries of the proposed city and within the five cities exempted from County Ordinance No. 91-66, as amended (the "Exempted Cities"). The City's debt service obligation as to the Stormwater Bonds in each fiscal year of portion thereof following incorporation shall be its pro

rata share of such debt service obligation. The proposed city's pro rata share of the debt service obligation accruing on the Stormwater Bonds during each fiscal year while the Stormwater Bonds are outstanding will be equal to that percentage of the total debt service accruing on the Stormwater Bonds in such fiscal year calculated by multiplying such total debt service by a fraction of the numerator of which will be the total amount of Stormwater Utility Fees collected within the boundaries of the unincorporated area comprising the boundaries of the unincorporated proposed city during the fiscal year prior to the incorporation of the proposed city and the denominator of which will be the total amount of Stormwater Utility Fees collected in the entire unincorporated area of the County, within the Exempted Cities and within the municipalities incorporated in the County since July 2, 1996 during the fiscal year prior to the incorporation of the City.

Following the County's reservation of the proposed city's pro rata share of Stormwater Utility Bonds debt service to accrue during any fiscal year, the balance of the Stormwater Utility Fees collected within the boundaries of the proposed city shall be remitted to the proposed city.

### **Section 3. - Regulatory Control**

The local government comprehensive plan adopted by the municipality pursuant to Chapter 163, Part II, Florida Statutes, shall be consistent with the adopted Miami-Dade County Comprehensive Development Master Plan (the CDMP) as it may be amended from time to time, as applied to the sites listed below:

<b>DEPARTMENT/FACILITY</b>	<b>LOCATION</b>
MIAMI-DADE POLICE DEPARTMENT Cutler Ridge	10800 SW 211 Street
MIAMI-DADE FIRE DEPARTMENT Lakes by the Bay Cutler Ridge	21501 SW 87 Avenue 10850 SW 211 Street
WATER AND SEWER DEPARTMENT Water and Sewer Pump Station	10350 Puerto Rico Drive

The list of facilities may be revised by the BCC from time to time.

Any use or activity allowed by the CDMP may not be limited or impeded in any way by the local government comprehensive plan adopted by Cutler Ridge. Additionally, Cutler Ridge shall pass no ordinance or regulation that would limit or impede the operation of the aforementioned County facilities. Jurisdiction over the listed sites for purposes of zoning and building approvals (including but not limited to site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code or other applicable building

code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments) water and sewer installations, compliance with environmental regulations, and utility regulation shall be and is hereby vested in Miami-Dade County regardless of any Cutler Ridge code, or ordinance provision to the contrary.

This provision shall not alter or affect the legal rights of any person residing or owning real property within the proposed municipality of Cutler Ridge. The proposed municipality of Cutler Ridge shall not institute, intervene or otherwise participate in, in opposition to Miami-Dade County in any judicial or formal administrative proceeding regarding land use or development of the listed sites, or Miami-Dade County's planning or regulatory requirements for any of these facilities of countywide significance. This section shall not apply to a particular site listed above if there has been an official determination by the Board of County Commissioners of Miami-Dade County that a site will no longer be used by Miami-Dade County.

#### **Section 4. - Favored Nation Status**

The proposed municipality of Cutler Ridge and the County agree, that if subsequent to this agreement and restriction, another area of unincorporated Miami-Dade County is incorporated without the conditions outlined in this agreement, and those terms of incorporation would be beneficial to the municipality of Cutler Ridge, the terms of this conceptual agreement will immediately be replaced with the terms granted to the subsequent new municipality.

If a subsequent incorporation is approved without the newly incorporated area being required to remain in the Miami-Dade Fire Rescue District, Miami-Dade Library System, Miami-Dade Solid Waste collection service area, or without contracting with the Miami-Dade Police Department for local patrol and specialized police services, the proposed municipality of Cutler Ridge will not be required to receive that particular service from the County.

The provisions of this section, apply only to the service or services modified, and in no way alter the agreement regarding the remaining services.

# *Cutler Ridge Incorporated Area Revenues and Expenditures Analysis Pro Forma, October 1, 2003*

## **Executive Summary**

The following report represents the projected revenues & expenditures for the proposed Cutler Ridge Incorporated Area and is intended to serve several purposes. As a policy document, this report serves to inform the reader about the organization, how the departments may be organized and the services the new Town could provide. As a financial plan, the data details the costs associated with providing municipal services and how the services could be funded. Specific expenditures may not be incurred during the first two years of the municipal incorporation.

This report presents a consolidated picture of the total revenue and expenditures for the General Fund, Stormwater Utility Fund, and Transportation Fund. The operation of each fund is accounted for through a set of self-balancing accounts that comprise each fund's revenues and expenditures.

The report is a result of an in-depth review of comparable municipal government annual budgets in the State of Florida, 2002 Local Government Financial Handbook, Florida League of Cities Salaries Handbook, and Miami-Dade County documents. A special thanks is extended to the following people who contributed to this revenue & expenditures report: Yocelyn Galiano Gomez, Assistant Village Manager Village of Pinecrest, Yen Cher Division of Research and Analysis, Florida Department of Revenue, Ken Small, Department of Financial Services, Florida League of Cities and Miami-Dade County staff who have and continue to provide valuable input and data on municipal incorporation. Additional thank you to Craig A. Wrathell and James DeCocq, Severn Treer Services/ Moyer Associates for their critique and invaluable input on the revenues & expenditures listed in the pro forma.

The report identifies a total of \$10,485,731.00 in revenues. Expenditures including transfers out are projected to be \$10,485,731.00. This will provide for a zero balance at the end of the year.

Revenues	County Draft Analysis	Proposed Cutler Ridge Incorporated Area Analysis
Ad Valorem (Property) Taxes	\$2,373,000.00	\$2,373,000.00
Franchise Fees	\$661,000.00	\$661,000.00
Utility Taxes	\$1,685,000.00	\$1,685,000.00
Communications Services Tax	\$1,221,000.00	\$1,221,000.00
Occupational License Taxes	\$50,000.00	\$50,000.00
Building Permit Fees	\$187,598.00	\$187,598.00
Other Licenses, Fees and Permits	\$195,388.00	\$195,388.00
Intergovernmental Revenues		
Alcoholic Beverage Licenses	\$6,000.00	\$ 6,000.00
State Revenue Sharing	794,123.00	794,123.00
Local Gov. Half-cent Sales Tax	\$1,780,000.00	\$1,780,000.00
Sub-total Intergovernmental Revenues	\$2,580,123.00	\$2,580,123.00
Charges for Services		
Photocopy Fees	\$5,000.00	\$5,000.00
Sub-total Charges for Services	\$5,000.00	\$5,000.00
Fines and Forfeitures	\$202,000.00	\$202,000.00

*Cutler Ridge Incorporated Area Revenues and Expenditures Analysis*  
**Pro Forma, October 1, 2003**

Revenues	County Draft Analysis	Proposed Cutler Ridge Incorporated Area Analysis
Violations-Local Ordinance		
Sub-total Fines and Forfeitures	\$202,000.00	\$202,000.00
Other Revenues		
Interest Earnings/Misc. Revenues	\$ 68,000.00	\$ 68,000.00
Sub-total Other Revenues	\$ 68,000.00	\$ 68,000.00
Stormwater Utility Fees	\$688,244.00	\$688,244.00
Local Option Gas Taxes		
Local Option Gas Tax (6%)	\$409,328.00	\$409,328.00
New Local Option Gas Tax (3%)	\$160,050.00	\$160,050.00
Sub-total Local Option Gas Taxes	\$569,378.00	\$569,378.00
Total All Funds Revenues	\$10,485,731.00	\$10,485,731.00

Expenditures	County Draft Analysis	Proposed Cutler Ridge Incorporated Area Analysis
General Fund		
Town Council		\$ 6,700.00
Office of the Town Manager		279,635.00
Office of the Town Clerk		231,828.00
Office of the Town Attorney		150,000.00
General Government		701,355.00
Finance Department		197,459.00
Police Department		4,797,395.00
Building and Planning Department		982,883.00
Public Works Department		414,100.00
Parks and Recreation Department		525,503.00
Total General Fund		\$ 8,286,858.00
Other Funds		
Total Stormwater Utility Fund		\$688,244.00
Total Transportation Fund		\$847,321.00
QNIP (Debt and pay-as you-go)		\$174,174.00
Contingency Fund		\$489,134.00
Total Other Funds		\$2,198,873.00
Total All Funds Expenditures		\$10,485,731.00

Total All Funds Balance	
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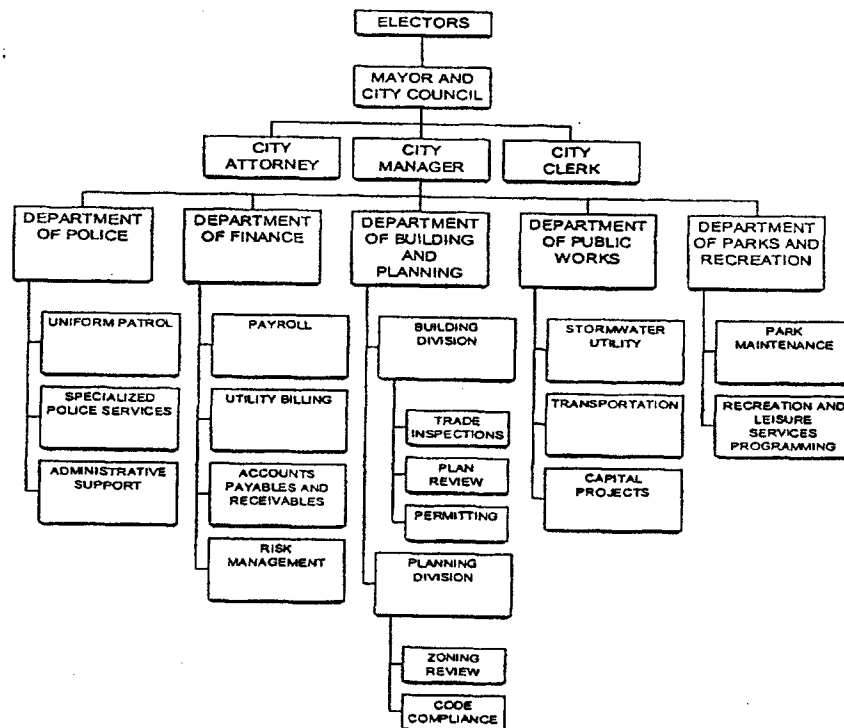
# Cutler Ridge Incorporated Area Revenues and Expenditures Analysis

## Pro Forma, October 1, 2003

### Interim and Transition Period

When a new municipality is incorporated, Miami-Dade County and the new Town enter into an "Interlocal Agreement" or contract, to clarify and agree on the municipal services and the levels and cost of said services to be provided to the Town by the County for an "Interim Period" (first six months after incorporation). After the municipal government has had an opportunity to set its priorities, the county and new municipality will enter into a separate transition agreement. In that second agreement, the parties will commit to a transition schedule through which the municipality will assume responsibility for delivering municipal services. Except for the delivery of local patrol and specialized police, library, solid waste collection and disposal, and fire-rescue services, the new city will be responsible for delivering all municipal services. The delivery of those services is a decision for the Town's elected officials to make.

### Typical Organizational Chart



### Town Council

The proposed Cutler Ridge Area Town Council will consist of a Mayor and elected Council Members. For purposes of this analysis \$6,700 has been allocated for the expenses of the Town Council.

Town Council Expenditures	Proposed Cutler Ridge Incorporated Area Analysis
Total Town Council Expenditures	\$6,700.00



# *Cutler Ridge Incorporated Area Revenues and Expenditures Analysis*

## *Pro Forma, October 1, 2003*

### *Office of the Town Manager*

The Town Manager is the chief administrative officer of the Town and ensures the proper implementation of laws, policies, provisions of the Town Charter and acts of the Council through the administration of all departments, divisions and agencies of the Town government. The Town Manager would be nominated by the Mayor and confirmed by a majority vote of the Town Council. The Town Manager will be responsible for the appointment, supervision and removal of all Town employees with the exception of the Town Clerk and Town Attorney who are appointed by the Council. In addition, the Town Manager submits a proposed annual budget, capital improvement program and comprehensive annual financial report to the Town Council. Operating expenditures detailed below include Travel and Per Diem covering the cost of the annual International Town/County Management Association Conference and Rentals and Leases covering the cost of a leased vehicle for the manager.

Office of the Town Manager Expenditures	Calculation	Proposed Cutler Ridge Incorporated Area Analysis
Personal Services		
Town Manager		\$ 100,000.00
Assistant Town Manager		65,000.00
Administrative Assistant		25,000.00
FICA	7.65% of Salary	14,535.00
Retirement Contribution	10% of Salary	19,000.00
	10% of Salary	19,000.00
Employee Insurance Benefits	\$ 500/emp./month	18,000.00
<b>Total Personal Services</b>		<b>\$260,535.00</b>
Operating Expenditures		
Travel and Per Diem		\$ 4,000.00
Rentals and Leases		4,800.00
Repair and Maintenance - Vehicle		300.00
Operating Supplies - Gasoline		0.00
Publications, Dues and Training		4,000.00
<b>Total Operating Expenditures</b>		<b>\$ 13,100.00</b>
Capital Outlay - Machinery and Equipment		
Three Computers	\$2,000 each	\$ 6,000.00
<b>Total Capital Outlay</b>		
<b>Total Office of the Town Manager</b>		<b>\$279,635.00</b>

### *Office of the Town Clerk*

The Town Clerk is the secretary for the Town Council, the Local Planning Agency, the Planning Board, and of the municipal corporation. The Town Clerk is nominated by the Mayor and confirmed by a majority vote of the Town Council. The Town Clerk is responsible for giving notice of public meetings and maintaining an accurate record of all proceedings. In addition, the Town Clerk serves as the Financial Disclosure Coordinator with the Florida Commission on Ethics; serves as the Records Management Liaison with the Florida Department of State; and maintains custody of Town records including agreements, contracts, ordinances, resolutions and proclamations. Operating expenditures includes \$12,000 in contractual services to cover the costs of codification, indexing of minutes and records retention and \$20,000 for legal advertising costs.

# *Cutler Ridge Incorporated Area Revenues and Expenditures Analysis*

## *Pro Forma, October 1, 2003*

Office of the Town Clerk Expenditures	Calculation	Proposed Cutler Ridge Incorporated Area Analysis
Personal Services		
Town Clerk		\$ 70,000.00
Assistant Town Clerk		40,000.00
Administrative Assistant		25,000.00
FICA	7.65% of Salary	10,328.00
Workers Compensation	10% of Salary	13,500.00
Retirement Contribution	10% of Salary	13,500.00
Employee Insurance Benefits	\$ 500/employ./month	<u>18,000.00</u>
<b>Total Personal Services</b>		<b>\$190,328.00</b>
Operating Expenditures		
Records Retention		\$ 12,000.00
Travel and Per Diem		2,000.00
Legal Advertising		20,000.00
Publications, Dues and Training		<u>1,500.00</u>
<b>Total Operating Expenditures</b>		<b>\$ 35,500.00</b>
Capital Outlay - Machinery and Equipment		
Imaging System		
Three Computers	\$2,000 each	<u>6,000.00</u>
<b>Total Capital Outlay</b>		<b>\$ 6,000.00</b>
<b>Total Office of the Town Clerk</b>		<b>\$231,828.00</b>

### *Office of the Town Attorney*

The Town Attorney provides legal support and opinions to the Town Council, Town Manager, Department Directors and advisory boards, on all legal issues affecting the Town. The Office of the Town Attorney may assist the Town Clerk with the drafting of resolutions and ordinances. The Town Attorney is responsible for drafting and reviewing agreements, contracts and leases. The Town Attorney may defend and prosecute cases involving the Town.

Office of the Town Attorney Expenditures	Calculation	Proposed Cutler Ridge Incorporated Area Analysis
Operating Expenditures		
Contractual Services	All Services	\$150,000.00
<b>Total Operating Expenditures</b>		<b>\$150,000.00</b>
<b>Total Office of the Town Attorney</b>		<b>\$150,000.00</b>

# *Cutler Ridge Incorporated Area Revenues and Expenditures Analysis*

## *Pro Forma, October 1, 2003*

### *General Government*

This section covers a variety of items of a general nature not applicable to any one specific department or office such as the human resources function which is shared by all departments. Other general expenditures in this section's estimate include costs associated with software costs for all computers, communication and freight service costs such as telephones and postage, utility costs such as electricity and water for office space, rental and lease costs associated with the office space, insurance, janitorial services, office supplies, recruitment costs, printing, and office equipment.

General Government Expenditures	Calculation	Proposed Cutler Ridge Incorporated Area Analysis
Personal Services		
Personnel Director		\$45,000.00
Administrative Assistant		25,000.00
FICA	7.65% of Salary	5,355.00
Workers Compensation	10% of Salary	7,000.00
Retirement Contribution	10% of Salary	7,000.00
Employee Insurance Benefits	\$500/empty/month	12,000.00
Total Personnel Services		<u>\$101,355.00</u>
Operating Expenditures		
Miscellaneous Services		30,000.00
Travel and Per Diem		1,000.00
Telephone and Delivery		60,000.00
Utility Services		50,000.00
Rentals and Leases		75,000.00
Insurance		134,000.00
Software System Maintenance		25,000.00
Printing		40,000.00
Office Equipment Leases		25,000.00
Janitorial Services		15,000.00
Office Supplies		75,000.00
Publications, Dues and Training		5,000.00
Recruitment Costs		<u>15,000.00</u>
Total Operating Expenditures		<u>\$550,000.00</u>
Capital Outlay - Machinery and Equipment		
Office Furniture		<u>\$ 50,000.00</u>
Total Capital Outlay		<u>\$ 50,000.00</u>
Total General Government		<u>\$701,355.00</u>

# *Cutler Ridge Incorporated Area Revenues and Expenditures Analysis*

## *Pro Forma, October 1, 2003*

### *Finance Department*

The Finance Department is the central fiscal control and accounting body of the Town government. The Finance Director serves as the Chief Financial Officer for the Town. The Department deals with the daily finance/accounting activities including payroll, accounts payable, accounts receivable, revenue collection, cash management, debt management, risk management, purchasing, and financial reporting. The Finance Director provides vital support in the development of the Comprehensive Annual Financial Report and the Annual Budget and Capital Program. In addition, the Department is responsible for the billing and collection of the Stormwater Utility Fees.

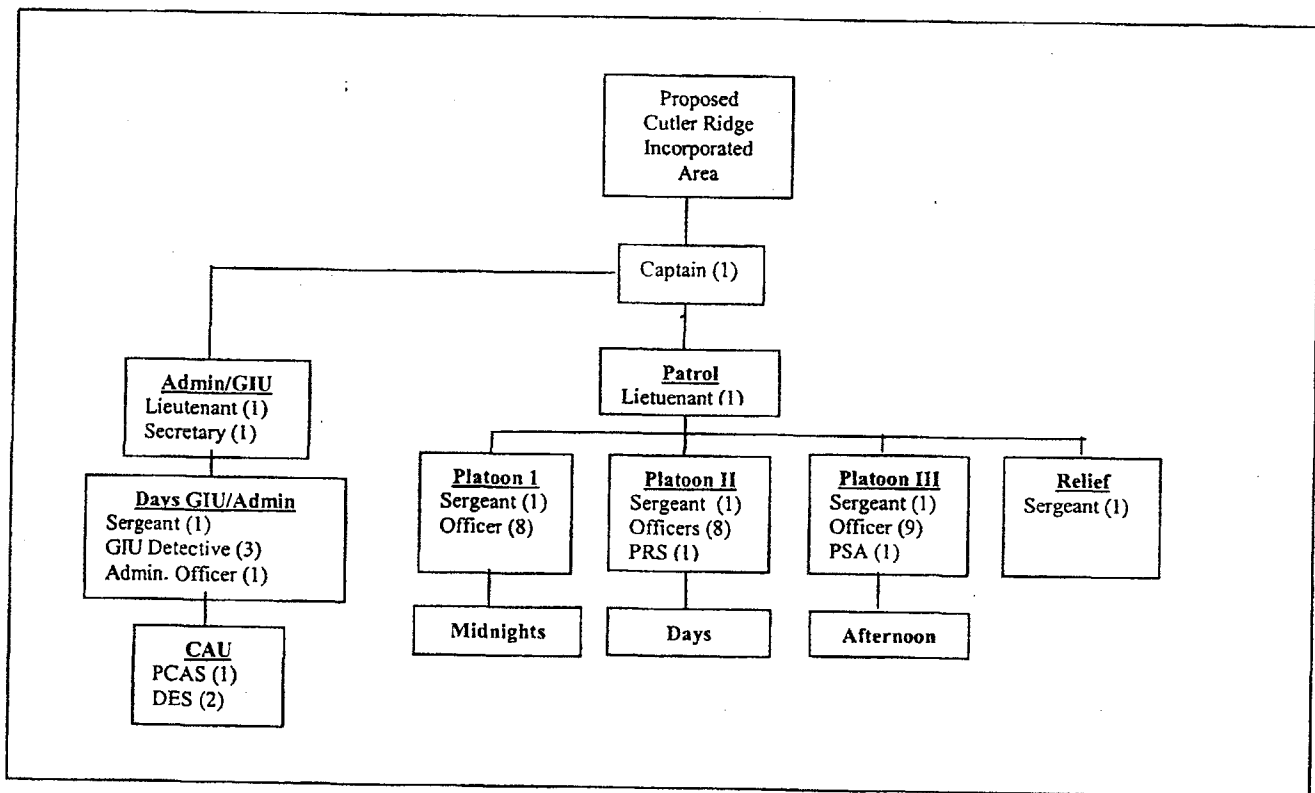
Finance Department Expenditures	Calculation	Proposed Cutler Ridge Incorporated Area Analysis
Personal Services		
Finance Director		\$ 70,000.00
Account Clerk		27,500.00
FICA	7.65% of Salary	7,459.00
Workers Compensation	10% of Salary	9,750.00
Retirement Contribution	10% of Salary	9,750.00
Employee Insurance Benefits	\$ 500/emply./month	<u>12,000.00</u>
<b>Total Personal Services</b>		<b>\$136,459.00</b>
Operating Expenditures		
Accounting and Auditing		\$ 45,000.00
Office Supplies		6,000.00
Travel and Per Diem		2,000.00
Publications, Dues and Training		<u>2,000.00</u>
<b>Total Operating Expenditures</b>		<b>\$ 55,000.00</b>
Capital Outlay - Machinery and Equipment		
Three Computers	\$2,000 each	<u>\$ 6,000.00</u>
<b>Total Capital Outlay</b>		<b>\$ 6,000.00</b>
<b>Total Finance Department</b>		<b>\$197,459.00</b>

# Cutler Ridge Incorporated Area Revenues and Expenditures Analysis Pro Forma, October 1, 2003

## Police Department

Police Services will be provided by Miami-Dade County for the first three years of incorporation. The following figures represent the costs associated with the creation of the Cutler Ridge Incorporated Area Police Department. The costs for the service provided by the County during the transition period are allocated in the General Fund Expenditure section of this report.

The proposed Cutler Ridge Incorporated Area Police Department services will be a full service community oriented police agency, committed to community involvement with concentration placed on the prevention of crime. This will be accomplished through the establishment of a department of 37 sworn police officers and 6 civilian support staff. For a more detailed description of the departmental operations and shift assignments, see the Miami-Dade Police Department Presentation Entitled "Contractual Services for Proposed Incorporation Area of the Cutler Ridge Area" in Appendix F.



Minimum Staffing			
Sworn		Non-Sworn	
Captain	1	Public Service Aide (PSA)	1
Lieutenant	2	Police Records Specialists (PRS)	2
Sergeant	5	Police Crime Analysis Specialist	1
Officer	25	Data Entry Specialist (DES)	2
Admin. Officer	1	Secretary	1
Detective	3		
<b>Totals</b>	<b>37</b>		<b>6</b>

### SWORN PERSONNEL

Major	
Captain	1
Lieutenant	2
Sergeant	5
Officer	25
Admin. Officer	1
Detective	3
<b>TOTAL SWORN PERSONNEL</b>	<b>37</b>

### CIVILIAN PERSONNEL

Secretary	1
Public Service Aide	1
Police Crime Analysis Specialist	1
Police Records Specialist	1
Police Station Specialist	
Office Support Specialist	
Data Entry Specialist	2
<b>TOTAL CIVILIAN PERSONNEL</b>	<b>6</b>

**Total Proposed Positions** 43

# *Cutler Ridge Incorporated Area Revenues and Expenditures Analysis*

## *Pro Forma, October 1, 2003*

Police Department Expenditures	Calculation Average Cost	Qty.	Proposed Cutler Ridge Incorporated Area Analysis
All Expenditure figures based on the Miami-Dade Police Department Proposal for Contractual Services for Proposed Incorporation Area of Cutler Ridge			
Classification			
Police Major	\$126,000	0	0.00
Police Captain	\$109,000	1	\$109,000.00
Police Lieutenant	\$93,000	2	\$186,000.00
Police Sergeant	\$77,000	5	\$385,000.00
Police Detective	\$62,000	3	\$186,000.00
Police Officer	\$62,000	26	\$1,612,000.00
COPS	\$62,000	0	0.00
Public Service Aide	\$40,000	1	\$40,000.00
Police Record Specialist	\$37,000	1	\$37,000.00
Data Entry Specialist	\$31,000	2	\$62,000.00
Police Station Specialist	\$40,000	0	0.00
Police Crime Analyst	\$44,000	1	\$44,000.00
Administrative Secretary	\$43,000	0	0.00
Secretary	\$32,000	1	\$32,000.00
Vehicles (Sworn & PSA)	\$11,000	38	\$418,000.00
(Sworn, Non-Sworn, Vehicles	\$4,147	40	\$165,880.00
General Overtime			
Enhanced Enforcement	\$200,000	1	\$200,000.00
<b>Subtotal Police Department</b>			<b>\$3,476,880.00</b>
<b>Specialized Police Services (Estimated)</b>			<b>1,320,515.00</b>
<b>Total Police Department</b>			<b>\$4,797,395.00</b>

### *Building and Planning Department*

The Cutler Ridge Incorporated Area Building and Planning Department will consist of two divisions. The Building Official heads the Building Division and the Planning Director heads the Planning Division. The Department will provide the residents of the Town, architects, engineers, attorneys, developers, shopkeepers, and other government agencies with a friendly, courteous and expeditious turnaround of information and permit requests. The Building Division will be charged with the review, processing, issuance, and inspections of building permits for the Cutler Ridge Incorporated Area. The focus of this division will be to provide for the orderly processing of permits, the assurance that inspections are being performed in a timely and safe manner and that construction complies with the provisions of all applicable codes. The Planning Division will be charged with the oversight of all inquiries pertaining to zoning, including but not limited to, property plat and zoning information, Comprehensive Plan amendments, variance requests, site plan reviews, issuance of sign permits, tree removal permits, special event permits, land development regulations and code compliance activity. The review responsibility for this division is regulated by Florida Statutes Chapters 163 and 380 and Florida Administrative Code Section 9-15. These regulations control the development and implementation of our Master Plan, including Development Regulations, Concurrence Regulations, Code Enforcement, and other issues relating to the overall planning and land use function.

The following departmental expenditures provides for the salaries for all personnel necessary to provide services to the community. The positions were based on current service levels being provided by the County. Please refer to Appendix C which details the actual number of permits issued and inspections conducted by the County

# Cutler Ridge Incorporated Area Revenues and Expenditures Analysis

## Pro Forma, October 1, 2003

for the area. In FY 01-02 a total of 2,781 permits were issued and a total of 12,843 inspections were conducted. The operating expenditures allocates \$1,400 for court reporter services at quasi-judicial hearings. Other Contractual Services appropriates \$200,000 to fund Plan Review Consultant Fees and the cost of document imaging.

Building and Planning Department Expenditures	Calculation	Qty.	Proposed Cutler Ridge Incorporated Area Analysis
<b>Personal Services</b>			
Building Official			\$ 75,000.00
Planning Director			65,000.00
Administrative Assistant	\$30,000.00	2	60,000.00
Permit Clerk	\$25,000.00	2	50,000.00
Plans Processing Clerk			25,000.00
Planner			40,000.00
Code Compliance Officer	\$30,000.00	3	90,000.00
FICA	7.65% of Salary		30,983.00
Workers Compensation	10% of Salary		40,500.00
Retirement Contribution	10% of Salary		40,500.00
Employee Insurance Benefits	\$ 500/employ./month		66,000.00
<b>Total Personal Services</b>			<b>\$582,983.00</b>
<b>Operating Expenditures</b>			
Court Reporter Services			\$ 1,400.00
Master Plan Costs			200,000.00
Travel and Per Diem			5,000.00
Repair and Maintenance - Vehicles	\$2,000 per vehicle	6	12,000.00
Repair and Maintenance Other			2,000.00
Printing and Binding			7,000.00
Other Current Charges			40,000.00
Operating Supplies - Gasoline		\$ .123	20,000.00
Operating Supplies - Other			4,000.00
Publications, Dues and Training			6,500.00
<b>Total Operating Expenditures</b>			<b>\$297,900.00</b>
<b>Capital Outlay - Machinery and Equipment</b>			
Eleven Computers	\$2,000.00 each	11	\$ 22,000.00
Radio System			20,000.00
Four Vehicles			60,000.00
<b>Total Capital Outlay</b>			<b>\$102,000.00</b>
<b>Total Building and Planning Department</b>			<b>\$982,883.00</b>

## Public Works Department

The Cutler Ridge Incorporated Area Public Works Department will be responsible for the maintenance of roads and other public areas and facilities, beautification projects, third-party contract management, stormwater management, and the construction management of all capital improvement projects.

The following departmental expenditures provides for the salaries of seven employees with benefits. A total of \$4,000 was provided for in Travel and Per Diem to fund the conference expenses for the director. Repair and Maintenance - Vehicles appropriates \$10,000 for miscellaneous repairs to the five department vehicles. Additionally, \$2,500 was allocated in Repairs and Maintenance - Other to cover the cost of maintenance of miscellaneous equipment used by the laborers. Other Current Charges provides \$1,000 for incidental charges. \$16,000 was funded for Gasoline and \$25,000 in Operating Supplies - Other to purchase maintenance equipment such as blowers, rakes, etc. Publications, Dues and Training was funded at \$5,000. Capital Outlay totaling \$81,000 provides for five trucks and three computers.

# *Cutler Ridge Incorporated Area Revenues and Expenditures Analysis*

## *Pro Forma, October 1, 2003*

Public Works Department Expenditures	Calculation	Qty.	Proposed Cutler Ridge Incorporated Area Analysis
<b>Personal Services</b>			
Public Works Director			\$55,000.00
Administrative Assistant			25,000.00
Foreman			40,000.00
Laborers		3	63,000.00
FICA	7.65% of Salary		14,000.00
Workers Compensation	10% of Salary		18,300.00
Retirement Contribution	10% of Salary		18,300.00
Employee Insurance Benefits	\$ 500/employ./month		<u>36,000.00</u>
<b>Total Personal Services</b>			<b>\$269,600.00</b>
<b>Operating Expenditures</b>			
Beautification			N/A
Travel and Per Diem			4,000.00
Repair and Maintenance - Vehicles			10,000.00
Repair and Maintenance Other			2,500.00
Other Current Charges			1,000.00
Operating Supplies - Gasoline	\$ .123		16,000.00
Operating Supplies - Other			25,000.00
Publications, Dues and Training			<u>5,000.00</u>
<b>Total Operating Expenditures</b>			<b>\$63,500.00</b>
<b>Capital Outlay - Machinery and Equipment</b>			
Three Computers			\$ 6,000.00
Five Vehicles			<u>75,000.00</u>
<b>Total Capital Outlay</b>			<b>\$81,000.00</b>
<b>Total Public Works Department</b>			<b>\$414,100.00</b>

### *Parks and Recreation Department*

Once the Cutler Ridge Incorporated Area takes over the park functions from the County, it will be operating the following eight parks:

Bel Aire Park  
SW 185 Street and 97<sup>th</sup> Avenue

5.29 Acres

Amenities:

- 1 Baseball/Football/Soccer Overlay Lighted
- 1 Park Perimeter Fence
- 1 Recreation/Youth League Field Center

Cutler Ridge Park  
10100 SW 200 Street

10.88 Acres

Amenities:

- 1 Basketball Court-No Lights
- 1 Park Perimeter Fence
- 1 Park Sign
- 3 Parking Spaces Handicapped
- 66 Parking Spaces Standard
- 1 Recreation Center- Small 5000 SF
- 4 Soccer Field-No Lights
- 1 Swimming Pool/Bathhouse - Medium (25-40M)
- 1 Tennis Court- No Lights
- 1 Tot- Lot (Medium)



# *Cutler Ridge Incorporated Area Revenues and Expenditures Analysis*

## *Pro Forma, October 1, 2003*

Franjo Park Park  
Old Cutler Road and SW 89 Court

5 Acres  
Amenities:

- 3 Baseball Field – Lighted
- 6 Batting Cages
- 1 Park Perimeter Fence
- 1 Recreation Center – Small (5000 SF)
- 1 Recreation/Youth League Field Center
- 1 Storage Building

Lincoln Town Park #2  
SW 214<sup>th</sup> Street and 99<sup>th</sup> Avenue

0.6 Acres  
Amenities: Pineland Rockland (Acres)

Saga Bay Park  
SW 205<sup>th</sup> Street and 80<sup>th</sup> Avenue

5 Acres  
Amenities:

- 1 Park Perimeter Fence
- 1 Park Sign
- 1 Pathway-Not Lighted (Miles)
- 2 Tennis Court- No Lights
- 1 Tot-Lot

Saga Lake Park  
SW 198 Street and 83<sup>rd</sup> Avenue

5 Acres  
Amenities:

- 1 Freshwater Lake (Acres)
- 1 Park Perimeter Fence
- 1 Park Sign
- 1 Pathway
- 1 Pathway-Not Lighted (Miles)

Whispering Pines Park  
Ridgeland Road (adjacent to Whispering Pines Elem.)

1.37 Acres  
Amenities:

- 1 Park Sign
- 1 Shelter- Small (400SF)
- 1 Tot-Lot

# *Cutler Ridge Incorporated Area Revenues and Expenditures Analysis*

## *Pro Forma, October 1, 2003*

For the purposes of establishing this department's expenditures, the actual operating expenditures provided by Miami-Dade County for each park were utilized, with some adjustments upwards. For more detailed information, please refer to Appendix E.

Parks and Recreation Department Expenditures	Proposed Cutler Ridge Incorporated Area Analysis
Bel Aire Park	\$ 35,000.00
Cutler Ridge Park	170,000.00
Cutler Ridge Pool	255,000.00
Franjo Park	30,503.00
Lincoln Town Park #2	5,000.00
Saga Bay Park	10,000.00
Saga Lake Park	10,000.00
Whispering Pines Park	10,000.00
<b>Total Parks and Recreation Department</b>	<b>\$525,503.00</b>

### *Stormwater Utility Fund*

Once the new Cutler Ridge Incorporated Area adopts its own Stormwater Management Ordinance and begins collecting revenues from the Stormwater Utility Fees, the Public Works Department will be responsible for supervising the Stormwater Management Program which will provide for the maintenance of existing catch basins, stormwater drains and canal system as well as future construction of new facilities as may be recommended upon the development of a Stormwater Master Plan.

The revenues generated by the Stormwater Utility Fees may only be utilized towards the cost of Stormwater Management. It is projected that a total of \$688,244 will be generated in revenues. The proposed operating expenditures for this fund provides for \$100,000 in Professional Services to cover the cost of an engineering company to prepare a Stormwater Master Plan. Additionally, \$173,244 has been allocated for stormwater cleaning to fund general maintenance of the existing stormwater system including catch basins, French drains and canals. \$5,000 was allocated in Printing and Binding to cover the printing costs associated with the utility bill and \$10,000 in the Communications and Freight line item for postage necessary to mail the bills. Finally, \$400,000 was allocated for miscellaneous capital improvements to the system such as new construction of catch basins or French drains in frequently flooded areas.

Stormwater Utility Fund Expenditures	Proposed Cutler Ridge Incorporated Area Analysis
Operating Expenditures	
Professional Services	\$100,000.00
Other Contractual Services	173,244.00
Printing and Binding	5,000.00

# *Cutler Ridge Incorporated Area Revenues and Expenditures Analysis*

## *Pro Forma, October 1, 2003*

Communications and Freight	10,000.00
<b>Total Operating Expenditures</b>	<b>\$288,244.00</b>
Capital Outlay	
Improvements Other than Buildings	\$400,000.00
<b>Total Capital Outlay</b>	<b>\$400,000.00</b>
<b>Total Stormwater Utility Fund</b>	<b>\$688,244.00</b>
\$3.00 ERU/per month	

### *Transportation Fund*

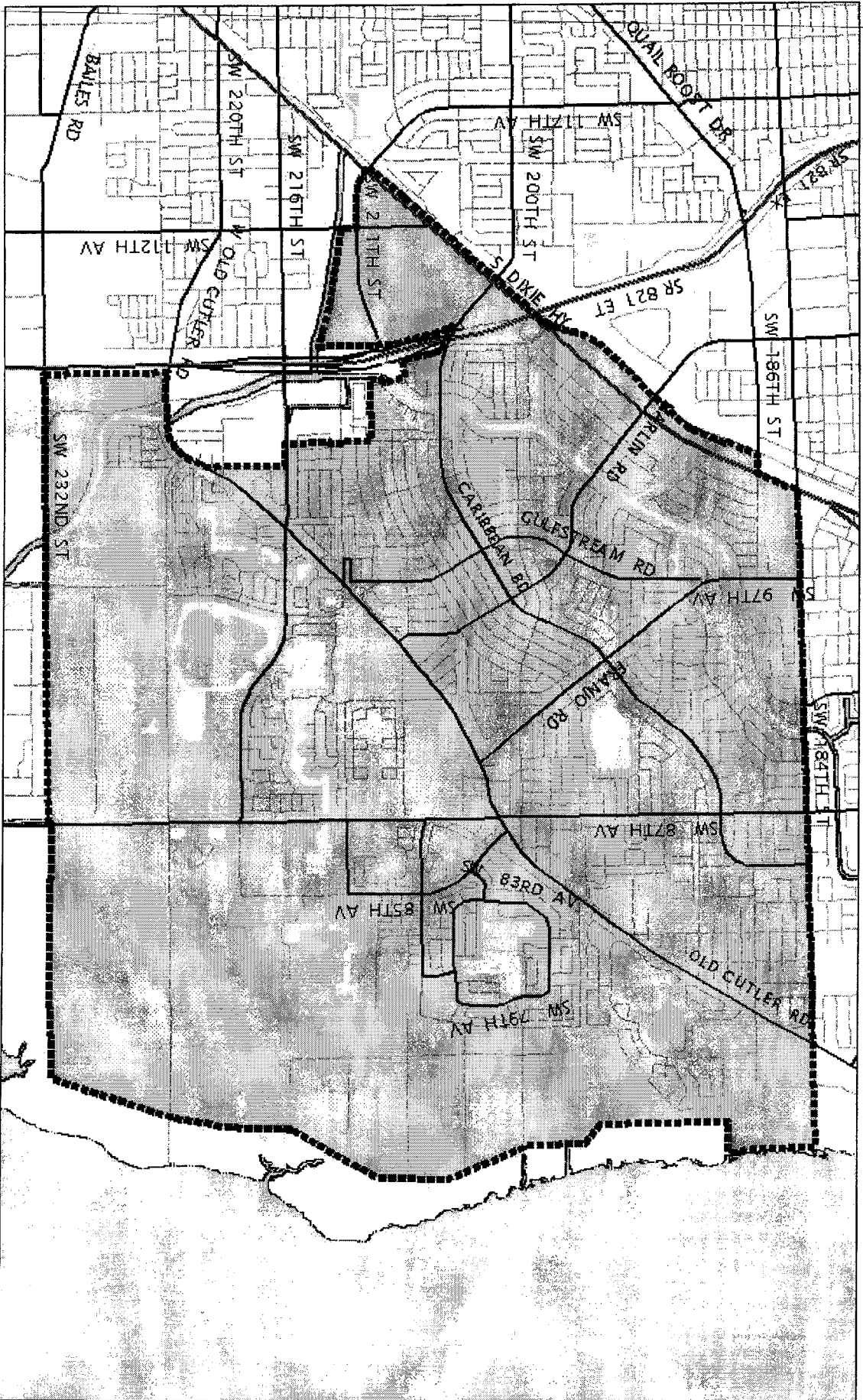
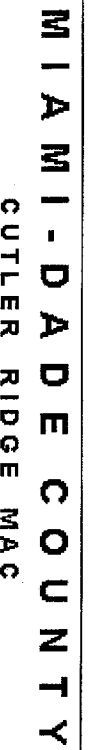
This fund manages the local option gas tax revenues and 35% of State Revenue Sharing revenues, which must be utilized for transportation. County and Municipal governments shall utilize the proceeds of the 6 cents local option fuel tax only for transportation expenditures. The proceeds of the 3 cents local option fuel tax must be used for only those transportation expenditures needed to meet the requirements of the capital improvements element of an adopted comprehensive plan.

Section 336.025(7) of the Florida Statutes, defines "transportation expenditures" to include those expenditures by the local government from local or state-share revenue sources, excluding expenditures of bond proceeds, for the following programs:

- ❖ Public transportation operations and maintenance
- ❖ Roadway and right-of-way maintenance and equipment and structures used primarily for the storage and maintenance of such equipment.
- ❖ Roadway and right-of-way drainage
- ❖ Street lighting
- ❖ Traffic signs, traffic engineering, signalization, and pavement markings
- ❖ Bridge maintenance and operation
- ❖ Debt service and current expenditures for transportation capital projects in the foregoing program areas, including construction or reconstruction of roads.

It is projected that a total of \$277,943.00 will be generated for transportation improvements from Shared Revenues and \$569,378.00 will be generated from the Local Option Gas Taxes – providing for a total of \$847,321.00 for transportation related expenditures. The proposed expenditures allocates \$75,000 for engineering design services and \$200,000 for contract maintenance of the roads. In addition, \$1,544,768 was allocated in the capital outlay section to fund major capital improvements recommended by the consulting engineer.

Transportation Fund Expenditures	Proposed Cutler Ridge Incorporated Area Analysis
Operating Expenditures	
Professional Services	\$ 75,000.00
Road Maintenance	200,000.00
<b>Total Operating Expenditures</b>	<b>\$ 275,000.00</b>
Capital Outlay	
Improvements to Roads	\$572,321.00
<b>Total Capital Outlay</b>	<b>\$847,321.00</b>
<b>Total Transportation Fund</b>	<b>\$847,321.00</b>



44